

GENERAL PLAN 2020 REFERRAL MATRIX

NORTH COUNTY COMMUNITIES

Bonsall

Fallbrook

North County Metro (Hidden Meadows, Twin Oaks)

Pala-Pauma

Pendleton-DeLuz

Rainbow

San Dieguito

Valley Center

GENERAL PLAN 2020 REFERRAL MATRIX

BONSALL

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Agree with Property Owner Request						
1	<p><i>Ron Wootton (representing Vessels)</i></p> <p>Vessels Ranch (aka Dulin Ranch Specific Plan). Located in the northernmost portion of the planning area, directly west of I-15 and adjacent to Fallbrook boundary. Northern portion contained within the San Luis Rey River floodplain (1 du/40 acres) with 1 du/2 and 4-acre parcels to the south and southeast.</p> <ul style="list-style-type: none"> 1,860 acres Rural Lands category <p>APNs: 123-310-18 +</p>	<p>Specific Plan (0.24)</p> <p>Vacant</p>	<p>1 du/20 acres and 1 du/40 acres (floodplain)</p>	<p>Retain density as adopted in the approved Specific Plan (SP77-03)</p>	<p>Overall average of 1 du/4 acres (permit 450 units with a variety of lot densities taking constraints into account)</p>	<p>AGREE – Retain a <u>similar overall density</u> with development pattern reflecting concepts and constraints (designations to be determined)</p>

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NO CHANGE to Working Copy Map						
2	<p><i>Hadley Johnson (representing Dreessen)</i></p> <p>Located in the northern portion of planning area between Vessels Ranch and Moosa Canyon Creek, adjacent to 1 du/ 2 acre parcels.</p> <ul style="list-style-type: none"> 11.93 acres Semi-Rural category <p>APN: 127-250-19</p>	1 du/ 2,4,8 acres	1 du/4 acres	Opposition to change from existing General Plan	1 du/ 4 acres	<p>DISAGREE - Retain <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> Active case (TPM 20727) – proposing 4 lots Minimal slope, 0-25% on majority of parcel Active agriculture Parcel retains similar development pattern to those on the east side (1 du/4 acres) Consistent with sponsor group position
3	<p><i>Thure Stedt (representing Tabata)</i></p> <p>Located in the floodplain portion of the existing Bonsall Country Town. Primarily surrounded by 1 du/ 40 acre parcels with Office Professional and General Commercial to the west, across SR76.</p> <ul style="list-style-type: none"> 33.75 acres Rural Lands category <p>APN: 126-230-27</p>	1 du/ 4,8,20 acres	1 du/40 acres (floodplain)	1 du/ 2 acres or Office Professional	1 du/ 40 acres	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> Active case (TPM 20729) – proposing 4 lots High/moderate species sensitivity on majority of property Proposed North County Multiple Species Conservation Plan: Existing agriculture containing habitat value important for coverage of a specific species and riparian/wetland conservation area within Preapproved Mitigation Area Resource Conservation Area (13. Mission Road/14. San Luis Rey River) Located entirely within San Luis Rey River floodplain Limited circulation access Consistent with sponsor group position

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4	<p><i>Gary Piro (representing Browning)</i></p> <p>Located in the northeastern portion of the plan area, west of Old Hwy 395.</p> <ul style="list-style-type: none"> 38.37 acres Semi-Rural category <p>APN: 127-071-38</p>	1 du/ 2,4,8 acres	1 du/10 acres	1 du/ 4 acres	1 du/ 10 acres	<p>DISAGREE - Retain <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> Classified as unique farmland, active agriculture Lack of services Designation consistent with lot pattern in area Consistent with sponsor group position
5	<p><i>Mike Stacco</i></p> <p>Located in the southwesterly corner of the plan area, east of the City of Oceanside, south of Mission Ave and west of Vista Way. Adjacent to 1 du/acre to south and southeast and General Commercial to northeast.</p> <ul style="list-style-type: none"> 79.02 acres total Semi-Rural category <p>APNs: 170-020-20 to 23, 28</p>	1 du/2,4 acres	1 du/10 acres	1 du/acre	1 du/ 10 acres	<p>DISAGREE – Retain <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> Minimal slope Some Tier 1 habitat (man-made wetland), coastal sage scrub covers half the property, high species sensitivity on half of property Consistent with sponsor group position and desire to retain a community buffer between bordering jurisdictions

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6	<p><i>Josef Bauer</i></p> <p>Located in the southern portion of plan area, near the City of Vista border.</p> <ul style="list-style-type: none"> 16.51 acres total Semi-Rural category <p>APNs: 171-100-05 171-100-28</p>	1 du/2,4 acres	1 du/2 acres	Requested higher density, possibly 1 du/acre	1 du/2 acres	<p>DISAGREE - Retain <u>1 du/2 acres</u> –</p> <ul style="list-style-type: none"> Surrounded by similar density of 1 du/2 acres Consistent with sponsor group position
7	<p><i>Ralph Gonzales (representing Thuan Tran)</i></p> <p>Located off of Gopher Canyon Rd to the south and east of Twin Oaks Valley Rd.</p> <ul style="list-style-type: none"> 20.04 acres total Semi-Rural category <p>APNs: 172-014-21 to 23</p>	1 du/2,4 acres	1 du/10 acres	Retain existing density	1 du/10 acres	<p>DISAGREE - Retain <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> Minimal slope but within a large area of more rugged terrain Existing agricultural area Important part of wildlife linkage between areas of Natural Upland Habitat Consistent with sponsor group position

GENERAL PLAN 2020 REFERRAL MATRIX

FALLBROOK

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CHANGE to Working Copy Map						
Compromise with Property Owner Request						
8	<p><i>Thure Stedt (representing Chaffin)</i></p> <p>Located in the northeast portion of planning area.</p> <ul style="list-style-type: none"> 450 acres Rural Lands category <p>APNs: 102-611-01, 06 102-301-07, 08</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 10 acres	Properties and application be put in pipeline process	<p>COMPROMISE of <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> Active case Parcels are bisected by Rainbow Creek Slopes over 25% Area is largely undeveloped Property is covered with Coastal Sage Scrub Within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area Limited access
NO CHANGE to Working Copy Map						
9	<p><i>D.E. McCormac</i></p> <p>Located at Winter Haven Rd. and Green Canyon Rd. near center of plan area.</p> <ul style="list-style-type: none"> 88.89 acres Semi-Rural category <p>APNs: 106-290-45, 47, 48 106-300-47</p>	1 du/acre	1 du/acre	Opposition to change from existing General Plan	None	<p>AGREE with <u>1 du/acre</u></p> <ul style="list-style-type: none"> NO CHANGE PROPOSED

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10	<p><i>Hadley Johnson and William Schwartz (represents J. Chandler)</i></p> <p>Located north of Camp Pendleton and west of the confluence of the Santa Margarita River and Sandia Creek.</p> <ul style="list-style-type: none"> 350 acres Rural Lands cat. <p>APNs: 102-102-10, 11 102-102-07 to 09 102-084-14 to 16 102-160-02, 25</p>	<p>102-102-09, 102-102-10: 1 du/10 acres</p> <p>Remainder: 1 du/ 4,8,20 acres</p>	1 du/20 acres	1 du/10 acres or keep current TM proposal of 33 lots on 350 acres	Grant pipeline status for TM 5284	<p>DISAGREE - Retain <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> Active case (TM 5284 RPL) Agricultural area Covered by slopes greater than 25% Remote from public services Limited access Within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area
11	<p><i>Ivan Fox (representing Victor Pankey)</i></p> <p>Located east of Lake Rancho Viejo Specific Plan, southeast of the I-15/SR76 interchange.</p> <ul style="list-style-type: none"> 300 acres Rural Lands cat. <p>APNs: 125-063-10, 06 125-100-10, 05 128-010-09 128-070-01</p>	<p>Specific Plan and 1 du/ 4,8,20 acres</p>	1 du/10 acres and 1 du/40 acres	General Commercial and Village Residential. Change other areas from Rural to Semi-Rural.	Supports designations on GP2020 Working Copy Map	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> Parcels are either covered with slopes over 25% or located in the San Luis Rey River floodplain Undeveloped area with some agriculture Within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area <p>Additional Note:</p> <ul style="list-style-type: none"> Property designated as 1 du/10 acres may be appropriate for mixed use development consistent with development northeast of the interchange of I-15 and SR76.

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12	<p><i>Thure Stedt</i> (representing Chaffin)</p> <p>Located west of I-15 and north of Mission Rd.</p> <ul style="list-style-type: none"> 21.95 acres Rural Lands category <p>APN: 108-020-30</p>	1 du/ 4,8,20 acres	1 du/20 acres	1 du/ 4 acres	Properties and application be put in pipeline process	<p>DISAGREE - Retain <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> Active case Slopes over 25% Area is largely undeveloped Property is covered with a mix of Coastal Sage Scrub and agriculture Within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area
13	<p><i>Jerry Winter</i></p> <p>Located east of I-15 near boundary of Rainbow Planning area.</p> <ul style="list-style-type: none"> 19.55 acres Rural Lands category <p>APN: 108-350-11</p>	1 du/2,4 acres	1 du/20 acres	Retain existing density	Voted against referral request for 1 du/ 4 acres	<p>DISAGREE - Retain <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> Parcel is located in an agricultural area Although Mr. Winter's property has been graded, most of the surrounding area has slopes of over 25% Within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area Surrounding parcels average approximately 8 acres

GENERAL PLAN 2020 REFERRAL MATRIX

NORTH COUNTY METRO

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CHANGE to Working Copy Map						
Agree with Property Owner Request						
14	<i>Ben Hillebrecht</i> <i>(representing Ed and Nancy Lyons)</i> General area north of San Pasqual Valley Rd. and east of Cloverdale Rd.	1 du/ 2,4,8 acres and 1 du/10 acres	1 du/acre	<i>2 acre lots are too large</i>	No CPG/CSG	AGREE with <u>1 du/acre</u> <ul style="list-style-type: none"> Owner was not aware that the density shown on the Working Copy map already reflected the density he requested
Compromise with Property Owner Request						
15	<i>Boyd West</i> “Sunset Island” area, Sunset Dr and Ridge Rd, adjacent to the cities of Vista and Oceanside. <ul style="list-style-type: none"> 3.7 acres Village category APN: 169-021-06	1 du/ 1,2,4 acres	2 du/acre	7.3 du/acre	No CPG/CSG	COMPROMISE of <u>4.3 du/acre</u> <ul style="list-style-type: none"> Change includes a number of parcels located north of Ridge Rd. and west of the intersection of Sunset Dr. and Ridge Rd. adjacent to the cities of Vista and Oceanside Village Residential designation Services are available to the area Adjacent to higher density development

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16	<i>Brad Gephart</i> North of Hwy 78, south of Lake Wohlford; near Wild Animal Park. <ul style="list-style-type: none"> 770 acres Rural Lands category 	1 du/ 4,8,20 acres	1 du/ 40 acres	1 du/ 8 acres	No CPG/CSG	DISAGREE - Retain <u>1 du/40 acres</u> <ul style="list-style-type: none"> Majority of property contains steep slopes (much of it greater than 50%) Within the boundaries of the South County Multiple Species Conservation Plan Groundwater dependent
17	<i>Thure Stedt</i> Valley View Project located north of Hwy 78, south of Lake Wohlford <ul style="list-style-type: none"> Approximately 1,200 acres Rural Lands category 	1 du/ 4,8,20 acres	1 du/ 40 acres	Reflect Escondido General Plan for this project area	No CPG/CSG	DISAGREE - Retain <u>1 du/40 acres</u> <ul style="list-style-type: none"> Contains steep slopes Majority of the property is within the boundaries of the South County Multiple Species Conservation Plan Preapproved Mitigation Area Area outside the South County Multiple Species Conservation Plan contains Natural Upland Habitats Groundwater dependent
18	Jim Whalen <i>(representing Loranda Corporation)</i> Located at the northwest corner of Bear Valley Pkwy and Hwy 78. <ul style="list-style-type: none"> 12.54 acres Village category APN: 234-291-11	7.3 du/acre	7.3 du/acre	14.5 du/acre be considered (multifamily and commercial)	No CPG/CSG	DISAGREE - Retain 7.3 du/acre <ul style="list-style-type: none"> Existing development consists of single family residences and active agriculture Multi-family and commercial uses are established in the adjacent city of Escondido Commercial land use referrals are deferred to future discussions

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Hidden Meadows

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CHANGE to Working Copy Map						
Agree with Property Owner Request						
19	<p><i>Gary Piro</i></p> <p>Located west of Mountain Meadow Rd.</p> <ul style="list-style-type: none"> ▪ 4.7 acres ▪ Semi-Rural category <p>APNs: 185-300-16, 21</p>	1 du/ 1,2,4 acres	1 du/ 2 acres	Keep the 1 du/acre that was once proposed	1 du/acre	<p>AGREE with <u>1 du/acre</u></p> <ul style="list-style-type: none"> ▪ Similar to area to the south designated at 1 du/acre ▪ Minimal constraints
20	<p><i>Gary Piro</i></p> <p>Welcome View and Sandhurst Way area</p> <ul style="list-style-type: none"> ▪ Ranging in size from 2.2 to 13.8 acres (11 parcels) ▪ Rural Lands category <p>APNs: 186-021-18 to 22, 26, 29, 30, 45</p>	1 du/ 2,4, acres	1 du/20 acres	1 du/ 2 acres	1 du/2acres	<p>AGREE with <u>1 du/2 acres</u> (Rural Lands to Semi-Rural)</p> <ul style="list-style-type: none"> ▪ 7 of the 11 existing parcels are 3 acres or less in size; the largest parcel (13.8 acres) has an approved Tentative Parcel Map (TPM 20290) ▪ The area is adjacent to the Hidden Meadows Specific Plan area

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Twin Oaks

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CHANGE to Working Copy Map						
Agree with Property Owner Request						
21	<p><i>Dena Altman</i></p> <p>Southwest portion of plan area north of Buena Creek Rd east of Bluebird Canyon Rd</p> <ul style="list-style-type: none"> 33 acres Semi-Rural category <p>APNs: 182-200-40, 32, 39 181-180-64</p>	1 du/ 2,4 acres	1 du/10 acres	Retain existing density	1 du/ 2 acres	<p>AGREE with <u>1 du/2 acres</u></p> <ul style="list-style-type: none"> Located in southern portion of community adjacent to San Marcos Existing development reflects proposed density
22	<p><i>George Yasukochi</i></p> <p>Southwest portion of plan area north of Buena Creek Rd.</p> <ul style="list-style-type: none"> 22 acres Semi-Rural category <p>APNs: 182-200-15, 43, 48</p>	1 du/ 2,4 acres	1 du/10 acres	No downzone	1 du/ 2 acres	<p>AGREE with <u>1 du/2 acres</u></p> <ul style="list-style-type: none"> Located in southern portion of community adjacent to San Marcos Existing development reflects proposed density

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23	<i>Paul Stevens</i> 2035 Marilyn Lane <ul style="list-style-type: none"> ▪ 7 acres ▪ Semi-Rural category APN: 182-148-45 2840 Gist Road <ul style="list-style-type: none"> ▪ 20 acres ▪ Rural Lands category APN: 178-222-14	1 du/ 2,4 acres and 1 du/ 4,8,20 acres	1 du/2 acres and 1 du/ 40 acres	1 du/acre	1 du/ 2 acres and 1du/ 20 acres	<p>AGREE <u>1du/2 acres</u></p> <ul style="list-style-type: none"> ▪ Consistent with surrounding development ▪ Adjacent to San Marcos <p>AGREE <u>1du/10 acres</u></p> <ul style="list-style-type: none"> ▪ Based on community-wide proposed changes ▪ More consistent with properties to the west and south, proposed at this density ▪ Preservation of active agriculture
Compromise with Property Owner Request						
24	<i>Don Oliphant and Joe Perring (Stonegate Development)</i> Northeastern portion of plan area. <ul style="list-style-type: none"> ▪ 2,300 acres ▪ Rural Lands category 	1 du/ 4,8,20 acres	1 du/ 40 acres	Mixed use residential/commercial (2,826 du's) with 1,700 acres of open space	1 du/ 40 acres	<p>COMPROMISE of <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> ▪ A large portion of the property contains steep slopes over 25% ▪ Contains upland habitat within proposed Preapproved Mitigation Area for North County Multiple Species Conservation Plan ▪ Limited access ▪ Lacks infrastructure and services
25	<i>Leslie Shotz</i> Northern portion of plan area, located east of Twin Oaks Valley Rd. <ul style="list-style-type: none"> ▪ 23.95 acres ▪ Rural Lands cat. APN: 174-300-21	1 du/ 4,8,20 acres	1 du/ 40 acres	Existing zoning (1du/4 acres)	1 du/ 40 acres	<p>COMPROMISE <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> ▪ Majority of the property contains steep slopes over 25% ▪ Contains sensitive habitat ▪ Density consistent with agriculture uses in area ▪ Consistent with surrounding development pattern

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26	<p><i>Marjorie Cruz Gordon</i></p> <p>East of Twin Oaks Valley Rd and south of Camino Calafia.</p> <ul style="list-style-type: none"> 48.42 acres Rural Lands category <p>APN: 178-180-05, 15</p>	1 du/ 2,4,8 acres	1 du/ 20 acres	1du/4 acres	1du/4 acres	<p>COMPROMISE <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> Major drainage area Preservation of active agriculture Density consistent with agriculture uses in area Consistent with surrounding pattern of development
27	<p><i>Carl & Sylvia Pizzuto</i></p> <p>Northern portion of plan area, located north of Deer Springs Rd and east of Sarver Ln.</p> <ul style="list-style-type: none"> 40 acres Rural Lands category <p>APN: 178-100-07</p>	1 du/ 4,8,20 acres	1 du/ 40 acres	1du/ 10 acres	1 du/ 40 acres	<p>COMPROMISE <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> A large portion of the property contains steep slopes over 25% Contains Upland habitat within proposed Preapproved Mitigation Area for North County Multiple Species Conservation Plan Limited access Lacks infrastructure Existing lot split approved in 1972
NO CHANGE to Working Copy Map						
28	<p><i>Tiffany Oliphant</i></p> <p>Southeast portion of plan area north of Olive Dr adjacent to Low Chaparral Dr.</p> <ul style="list-style-type: none"> 13 acres Semi-Rural category <p>APNs: 182-140-78, 81</p>	1 du/ 2,4 acres	1 du/2 acres	Request staff review increasing densities in Twin Oaks	1 du/ 2 acres	<p>DISAGREE - Retain <u>1du/2 acres</u></p> <ul style="list-style-type: none"> Located in southern portion of community adjacent to San Marcos Existing development reflects proposed density Consistent with sponsor group position

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29	<i>Wim DeBruyn</i> <ul style="list-style-type: none"> ▪ 19.02 acres ▪ Semi-Rural category APNs: 182-074-12 182-260-06 to 08 182-270-05	182-074-12: 1 du/2,4 acres Remainder: 1 du/ 2,4,8 acres	182-074-12: 1 du/2 acres Remainder: 1 du/10 acres	Opposed to any change from existing General Plan	Retain Working Copy designations	DISAGREE - Retain <u>1 du/2 acres</u> <ul style="list-style-type: none"> ▪ No significant change in density will occur with proposed designation ▪ Adjacent to City of San Marcos ▪ Area is appropriate for growth ▪ Consistent with sponsor group position DISAGREE - Retain <u>1 du/10 acres</u> <ul style="list-style-type: none"> ▪ Consistent with surrounding parcel size and development pattern ▪ Preservation of agriculture ▪ Consistent with sponsor group position

GENERAL PLAN 2020 REFERRAL MATRIX

PALA-PAUMA

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CHANGE to Working Copy Map						
Agree with Property Owner Request						
30	<p><i>Jim Chagala (representing Bradford)</i></p> <p>Located north of Hwy 76 and surrounded on three sides by public lands.</p> <ul style="list-style-type: none"> 1,300 total acres Rural Lands category <p>APNs: 110-130-02, 03 110-190-07, 11 111-050-01, 02 111-070-01, 02, 03, 09 111-080-01</p>	<p>110-190-07: 1 du/4,8,20 acres</p> <p>111-070-03: Nat'l Forest & State Parks (located in North Mtn)</p> <p>Remaining parcels: 1 du/40 acres</p>	1 du/80 acres	1 du/40 acres (per GPA 96-03)	None *	<p>AGREE with <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> Consistent with Rural Lands category 1 du/40 acres is consistent with the density set by GPA 96-03

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Compromise with Property Owner Request						
31	<p><i>Jean Monahan</i></p> <p>Located south of Hwy 76, located within an area surrounded by tribal lands in the eastern portion of the plan area.</p> <ul style="list-style-type: none"> 548 acres Rural Lands category <p>APNs: 135-230-08-00 135-230-15-00</p>	1 du/ 4,8,20 acres	1 du/80 acres	1 du/ 4 acres	None *	<p>COMPROMISE of <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> Within an area surrounded by tribal lands in the eastern portion of the plan area Large parcels (100 acres +) Groundwater dependent Riparian Wetland/Tier 2 biological sensitivity Slope >50% along drainage areas and 25 to 50% in other areas Property owner request is inconsistent with the GP2020 concepts and Land Use Framework Regional Categories
32	<p><i>Jim Chagala (representing Bell Family Trust)</i></p> <p>Located east of South Grade Rd and Hwy 76 intersection, on "island" entirely surrounded by public/semi-public lands.</p> <ul style="list-style-type: none"> Approx. 234.5 acres Rural Lands category <p>APNs: 135-200-14 to 16</p>	1 du/ 4,8,20 acres	1 du/80 acres	1du/ 10 acres	None *	<p>COMPROMISE of <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> 1 du/10 acres is not appropriate for lands located outside the County Water Authority boundary without existing parcelization The subject parcels are larger in acreage than adjacent parcels located south of Hwy 76 and northwest of South Grade Rd High biological (Tier 1) and species sensitivity

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33	<p><i>Arnold Veldkamp (representing Jacob Brouwer)</i></p> <p>Located west of Cole Grade Rd, north and adjacent to Valley Center boundary.</p> <ul style="list-style-type: none"> Approximately 390 acres Rural Lands category <p>APNs: 130-160-05 128-212-12, 13</p>	1 du/ 2,4,8 acres	1 du/20 acres	1 du/ 4 acres	None *	<p>DISAGREE - Retain <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> Requested density would require a Regional Category change from Rural Lands to Semi-Rural Lands The Rural Lands (1 du/20 acres) designation provides a buffer between residential densities in Valley Center and Pala-Pauma Water service provided by Valley Center Municipal Water District; however, public sewer service is not currently available Located outside of the Pauma Valley CSD boundaries Outside of the established Pauma Valley Country Club where higher residential densities are typically located Existing Agriculture
34	<p><i>Lee Vance</i></p> <p>Within proposed village area, south of Cole Grade Rd.</p> <ul style="list-style-type: none"> 86 acres Rural Lands category <p>APNs: 130-090-53, 55</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 2 acres	None *	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> Current FEMA map shows subject is within the floodplain; staff cannot support request until HEC-2 study is submitted resolving flood plain issues

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REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
35	<p><i>Suzanne Clarke</i></p> <p>Located in the northern portion of the plan area, surrounded on three sides by public/semi public lands including Mt. Olympus County Park.</p> <ul style="list-style-type: none"> ▪ Approx 40 acres ▪ Rural Lands category <p>APNs: 109-300-06 109-280-31 109-080-23</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 10 acres	None *	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> ▪ Requested density is not consistent with the Rural Regional Category ▪ Requested density not consistent with surrounding densities in either Pala/Pauma or Rainbow ▪ Located within the proposed Multiple Species Conservation Plan Preapproved Mitigation Area (Natural Upland Habitat)
36	<p><i>Gary Piro (representing Schoepe Enterprises LP)</i></p> <p>Located in northern portion of the planning area, south of Riverside County line.</p> <ul style="list-style-type: none"> ▪ 687 acres ▪ Rural Lands category <p>APNs: 109-190-02 109-200-01 109-120-02, 03, 10</p>	1 du/10 acres	1 du/40 acres	1 du/ 10 acres	None *	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> ▪ Subject parcels located within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area (Natural Upland Habitat) ▪ Limited access (Pala-Temecula Road) ▪ Request not consistent with Rural Lands Regional Category ▪ Existing parcelization in area 20 acres and greater

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
37	<p><i>Jim Chagala (representing Beck – Central)</i></p> <p>Located east of Cole Grade Rd and south of Hwy 76; southern property line abuts common boundary with Valley Center.</p> <ul style="list-style-type: none"> 16.07 acres (part of 615.75 acres total ownership) Rural Lands category <p>APN: 132-250-41</p>	1 du/2,4 acres	1 du/20 acres	1 du/4 acres	None *	<p>DISAGREE - Retain <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> The Rural Lands (1 du/20 acres) designation provides a buffer between communities Provides a buffer between residential densities in Valley Center and Pala-Pauma Currently within Country Town boundaries; proposed Village Limit Line may not include this area Served by Valley Center Municipal Water District but not served by Pauma Valley CSD, therefore reliant on septic Outside of the developed areas of the Pauma Valley Country Club
38	<p><i>Jim Chagala (representing Beck – East)</i></p> <p>Located south of the Country Club area, south of Hwy 76.</p> <ul style="list-style-type: none"> 8.18 and 9.57 acres Rural Lands category <p>APNs: 132-250-39 132-080-86</p>	1 du/2,4 acres	1 du/20 acres	1 du/4 acres	None *	<p>DISAGREE - Retain <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> Designation provides a buffer between communities Currently within Country Town boundary; proposed Village Limit Line may not include these parcels Served by Valley Center Municipal Water District but served by the Pauma Valley CSD, therefore, reliant on septic Majority of parcels have slopes greater than 25% 50% of the total acreage has slopes greater than 25%

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
39	<p><i>Jim Chagala (representing Beck – West)</i></p> <p>Located between Pauma Valley Country Club and Valley Center planning boundary.</p> <ul style="list-style-type: none"> 51.58, 10.77 and 32.46 acres (part of 615.75 acres total ownership) Rural Lands category <p>APNs: 130-120-07 132-020-22 132-020-16</p>	1 du/ 4,8,20 acres	1 du/20 acres	1 du/ 10 acres	None *	<p>DISAGREE - Retain <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> Designation provides a buffer between communities 25-50% and > 50% slope exists on the parcels 30% of property would not qualify as “steep slope”
40	<p><i>Jim Chagala (representing Beck – Rincon)</i></p> <p>Located north of Hwy 76 and Rincon Springs.</p> <ul style="list-style-type: none"> 8.86 acres Semi-Rural category <p>APN: 133-250-10</p>	1 du/2,4 acres	1 du/10 acres	1 du/ 2 acres	None *	<p>DISAGREE - Retain <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> Designation provides a buffer between communities Change to density would create “island” in the middle of semi-rural area

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
41	<p><i>Daniel Brunton (representing Rancho Guejito)</i></p> <p>Rancho Guejito, located in the southeastern most portion of the planning area.</p> <ul style="list-style-type: none"> Approximately 23,000 acres Rural Lands category <p>APNs: 191-180-04 192-010-01</p>	1 du/40 acres	1 du/160 acres	1 du/40 acres	None *	<p>DISAGREE - Retain <u>1 du/160 acres</u></p> <ul style="list-style-type: none"> Highly constrained biologically, natural upland habitat Largest single property ownership in San Diego County Subject parcels located within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area (Natural Upland Habitat)
42	<p><i>Donna Recchia, Thomas Cerruti and Ray Gray (representing Pala Del Norte Property Owners)</i></p> <p>Located north of Hwy 76 and Pala del Norte Rd, south of planning boundary with Rainbow.</p> <ul style="list-style-type: none"> Approximately 340 acres Rural Lands category <p>APNs: 110-072-05, 13, 17</p>	1 du/4,8,20 acres	1 du/40 acres	1 du/10 acres	None *	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> Slope >25% cover the majority of the parcels Biological sensitivity (Tier II) Part of Natural Upland Habitat within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area Subject parcels are located within a large area designated 1 du/40 acres, change to density would create "island" and require a change to the Regional Category Two southern parcels adjacent to public/semi-public lands

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
43	<p><i>M. Gale Ruffin and Hadley Johnson</i> (representing Rancho Heights Road Assoc.)</p> <ul style="list-style-type: none"> 149.85 acres total <p>APNs: 109-372-03 109-160-02 109-372-06 (TPM 20725)</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 4 acres	None *	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> Request does not meet intent of Rural Lands definition Located in a large area designated 1 du/40 acres Hadley Johnson et al. requesting several hundred acres south of the Riverside County line be changed to 1 du/10 acres Part of Natural Upland Habitat within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area Existing parcelization sporadic, not well defined Steep slopes >25%
44	<p><i>Gary Piro and Thure Stedt</i> (representing Schoepe Enterprises)</p> <p>Located north of Hwy 76 and west of Adams Rd. Portion of eastern boundary is adjacent to public lands.</p> <ul style="list-style-type: none"> 263.17 acres Semi-Rural category <p>APNs: 111-070-12, 13 111-080-06 to 10, 13 to 19</p>	1 du/ 2,4,8 acres	1 du/10 acres	1 du/ 4 acres	None *	<p>DISAGREE - Retain <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> Active case (TM 5223 RPL1) 1 du/10 acres meets the intent of the Rural Lands Concepts and Land Use Framework Outside the County Water Authority boundary Requested density not appropriate outside of the established Village area Physically removed from existing pattern of development, removed from the village area (Country Club)

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
45	<p><i>Jerry Fischer</i></p> <p>Located north of Hwy 76 along the easternmost portion of the plan area.</p> <ul style="list-style-type: none"> 87.48 acres Rural Lands category <p>APNs: 135-320-02 136-210-01</p>	1 du/40 acres	1 du/80 acres	No change to density (1 du/8 acres)	None *	<p>DISAGREE - Retain <u>1 du/80 acres</u></p> <ul style="list-style-type: none"> Multiple Species Conservation Plan Upland Habitats area, high biological sensitivity Request does not meet the intent of Rural Lands definition Parcel part of a larger area designated 1 du/80 acres; adjacent to Public/Semi-Public and FCI Lands on the north and east Tribal lands create a significant buffer between subject property and existing patterns of development Requester believes his current density is 1 du/8 acres but is actually 1 du/40 acres (GPA 96-01)
46	<p><i>Peter Glusac</i></p> <p>Located south of eastern boundary with Rainbow and north of Hwy. 76.</p> <ul style="list-style-type: none"> 31.77 acres Rural Lands category <p>APN: 110-071-09</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 4 acres	1 du/ 4 acres	<p>DISAGREE – Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> Request not consistent with Rural Lands category Rural Lands typically removed from Village Core and do not have necessary infrastructure to support higher densities

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
47	<p><i>Cynthia Chamberlain</i></p> <p>Located off Carney Rd., west of Cole Grade Rd. and north of the Valley Center Community</p> <ul style="list-style-type: none"> 103 acres Semi-Rural and Rural Lands category <p>APNs: 128-211-01, 06 128-212-01, 02</p>	1 du/4,8,20 acres	<p>128-211-01, 128-211-06, 128-212-02: 1 du/10 acres</p> <p>128-212-01: 1 du/20 acres</p>	Opposition not specified	None*	<p>DISAGREE - Retain <u>1 du/10 acres</u> and <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> Requested density would require Regional Category change (Rural Lands to Semi-Rural) 1 du/20 acres provides transition of residential densities between 1 eu/2 acre area south and 1 du/10 acre area southwest of subject property Water service provided by Valley Center Municipal Water District but public sewer service not available currently Located outside of Pauma Valley CSD boundaries Parcels located east and outside of established Pauma Valley Country Club where higher residential densities are typically located
48	<p><i>Jean Nicol</i></p> <p>Located within the village area off Pauma Heights Rd.</p> <ul style="list-style-type: none"> 19.95 acres total Village and Rural Lands category <p>APNs: 132-060-75, 83</p>	<p>132-060-75: 1 du/acre</p> <p>132-060-83: 1 du/4,8,20 acres</p>	<p>132-060-75: 1 du/acre</p> <p>132-060-83: 1 du/20 acres</p>	Opposition not specified	None*	<p>DISAGREE - Retain <u>1 du/acre</u> and <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> Steep slope – >25% 1 du/20 acres provides physical separation of communities Provides transition of densities between 1 du/acre and 1 du/10 acres (located southwest and southeast) Area served by Valley Center Municipal Water District but not served by Pauma Valley CSD, therefore reliant on septic Subject parcel located outside of the developed areas of the Pauma Valley Country Club

GENERAL PLAN 2020 REFERRAL MATRIX

* By unanimous vote, the Pala-Pauma Sponsor Group decided to take no action on any property owner Board of Supervisors referrals. The Sponsor Group voted to recommend approval of a land use plan that implemented either concurrently or prior to the adoption of General Plan 2020, some form of equity protection or density transfer that would allow a property owner a means to retain their existing development rights and/or property equity.

GENERAL PLAN 2020 REFERRAL MATRIX

PENDLETON-DELUZ

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
49	<p><i>Roger Townsend and Hadley Johnson</i></p> <p>Located south of DeLuz Rd.</p> <ul style="list-style-type: none"> ▪ Approximately 20 acres ▪ Semi-Rural category <p>APNs: 102-580-14, 15</p>	1 du/2,4 acres	1 du/10 acres	1 du/2 acres	No CPG/CSG	<p>DISAGREE - Retain <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> ▪ Active case (TPM 20736) - in process ▪ Much of the area is undeveloped ▪ Majority of the property contains slopes >25% ▪ Preservation of existing agriculture ▪ This community in general does not have the necessary services or infrastructure to support growth
50	<p><i>Thure Stedt, Hadley Johnson and Jennifer Hom, and Lynn Hicks</i></p> <p>Located adjacent to Harris Ranch, Deluz Rd, and Harris Trail.</p> <ul style="list-style-type: none"> ▪ Approximately 83 acres ▪ Rural Lands category <p>APN: 102-150-63</p>	1 du/4,8,20 acres	1 du/20 acres	1 du/10 acres	No CPG/CSG	<p>DISAGREE - Retain <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> ▪ Approved Tentative Parcel Map ▪ Majority of the property contains steep slopes over 25% ▪ Parcels in the vicinity are 8 to 20 acres in size to the west and over 20 acres in size to the west and south, which is adjacent to Camp Pendleton ▪ Entire parcel contains Natural Upland Habitats ▪ This community in general does not have the necessary services or infrastructure to support growth

GENERAL PLAN 2020 REFERRAL MATRIX

RAINBOW

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
51	<p><i>Hadley Johnson and Jennifer Hom</i></p> <p>Located south and adjacent to the Riverside County line.</p> <ul style="list-style-type: none"> 26.85 acres Semi-Rural category <p>APNs: 102-741-05, 06</p>	1 du/ 4,8,20 acres	1 du/10 acres	1 du/ 4 acres	1 du/ 4,8,20 acres	<p>DISAGREE - Retain <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> Active case (TPM 20658 – Aarre Silvola) Change to a higher density would create an isolated “island”; existing parcelization does not warrant the introduction of 1 du/4 acres to accommodate a minor subdivision (3 parcels) currently under review by DPLU The northern portion of the subject parcel is steeply sloped (average slope for entire parcel is approximately 26%) High degree of biological sensitivity (Tier I - Mafic Chaparral)
52	<p><i>Peter Glusac</i></p> <ul style="list-style-type: none"> 22.32 acres <p>APN: 110-021-18</p>	1 du/ 2,4,8 acres	1 du/20 acres	1 du/ 4 acres	1 du/ 4 acres	<p>DISAGREE - Retain <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> Subject parcel surrounded by 1 du/20 acres Requested density not consistent with Rural Lands category Requested density would create an isolated “island” Subject parcel is located away from Village Core Further subdivision of the area would impact local roads and emergency services

GENERAL PLAN 2020 REFERRAL MATRIX

SAN DIEGUITO

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Compromise with Property Owner Request						
53	<p><i>Dave Kapich</i></p> <p>Located in the Elfin Forest community, adjacent to the City of San Marcos and to the higher density San Elijo Hills development.</p> <ul style="list-style-type: none"> 11.48 acres Semi-Rural category <p>APN: 222-380-11</p>	1 du/ 4,8,20 acres	1 du/10 acres	1 du/ 2 or 4 acres	Study area: (1) transition of density (2) retain existing General Plan density	<p>COMPROMISE of 1 du/4 acres</p> <ul style="list-style-type: none"> Has access to various services and infrastructure Property has already been parcelized to roughly 11 acres and may not allow for further subdivision based on slope More than half the property is at 25-50% slope The property contains some riparian/wetland areas (Tier I habitat) that would be protected at the site planning level
54	<p><i>Hadley Johnson and Jennifer Hom</i></p> <p>Located just north of Elfin Forest Rd.</p> <ul style="list-style-type: none"> 18.98 acres Semi-Rural category <p>APN: 223-092-17</p>	1 du/2 acres	1 du/10 acres	Opposition not specified	Retain existing density	<p>COMPROMISE of 1 du/4 acres</p> <ul style="list-style-type: none"> Active case (TM 5278) Property is not significantly sloped Property is currently in agricultural use and is partially disturbed, although it does still serve as a viable part of the surrounding wildlife core/corridor area Adjacent parcels are 1 du/4 acres and 1 du/20 acres, with relatively smaller parcels such as this one at 1 du/4 acres to reflect existing parcelization and allow for some smaller-scale development while still maintaining biological viability and community character

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
55	<p><i>Peng Tan, Jie Gao and Su Gao</i></p> <p>20049 Elfin Forest Ln, located in the Elfin Forest community, adjacent to the City of San Marcos.</p> <ul style="list-style-type: none"> ▪ 80 acres ▪ Semi-Rural category <p>APNs: 223-090-15, 16</p>	1 du/2 acres	1 du/10 acres	1 du/2 acres or higher	Study area: (1) transition of density (2) retain existing General Plan density	<p>COMPROMISE of <u>1 du/4 acres</u> and <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> ▪ Active case (TM 5261) ▪ Properties are within an extremely biologically sensitive area containing rare habitat and providing linkages to land in the San Marcos Multiple Habitat Conservation Plan (MHCP) ▪ Properties form an island of undeveloped land between the high-density San Elijo Hills project in the City of San Marcos to the north and roughly 1 du/2 to 4 acres development pattern to the south ▪ For continuity with the development pattern to the south along Elfin Forest Rd, 1 du/4 acres was assigned on the southern portion of the properties ▪ In order to protect the important wildlife corridor transversing the site and linking the open space within the San Marcos MHCP, a low-density swath of 1 du/20 acres was applied in the critical location

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
56	<p><i>Steve Sheldon</i></p> <p>Elfin Forest/Quail Ridge. Near but not adjacent to the City of San Marcos border and extend down to Elfin Forest Rd.</p> <ul style="list-style-type: none"> ▪ Approx. 235 acres ▪ Rural Lands category <p>APNs: 223-090-02, 55, 57 223-092-01 to 03, 04, 06 223-330-10, 11</p>	<p>1 du/2,4 acres and 1du/4,8,20 acres,</p> <p><i>(8 acre minimum zone)</i></p>	<p>1 du/10 acres and 1 du/20 acres</p>	<p>Retain existing designations</p>	<p>Retain Working Copy designations</p>	<p>COMPROMISE of <u>1 du/4 acres</u> and <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> ▪ Properties are within an extremely biologically sensitive area containing rare habitat and providing linkages to land in the San Marcos Multiple Habitat Conservation Plan (MHCP) ▪ Approximately half of the subject area contains 25-50% slope ▪ Already subdivided parcels of roughly 10 acres or less have been assigned 1 du/4 acres for consistency with adjacent areas and to recognize the more intensive parcelization/development pattern ▪ Densities of 1 du/20 acres have been applied to the large parcels that make up much of the core biological area/corridor and are necessary to retain the existing character of Elfin Forest ▪ A map for this area is currently processing but has been stalled for a number of reasons including challenges to development based on percolation and other issues on the site

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
57	<i>Phillip Cancellier</i> 21065 Questhaven Rd, border of San Elijo Hills. <ul style="list-style-type: none"> ▪ 34 acres + others ▪ Semi-Rural category 	1 du/2 acres	1du/ 10 acres		Study area: (1) transition of density (2) retain existing General Plan density	COMPROMISE of 1 du/4 acres <ul style="list-style-type: none"> ▪ It is in an extremely biologically sensitive area containing rare habitat and providing linkages to land in the San Marcos Multiple Habitat Conservation Plan (MHCP) ▪ Adjacent to the City of San Marcos and overlooks the higher density San Elijo Hills development ▪ Also adjacent to proposed 1 du/4 acres and 1 du/20 acres within the County. ▪ Property has less slope and is significantly smaller than parcels assigned 1 du/20 acres ▪ Property is within an extremely biologically sensitive area containing rare habitat and providing linkages to land in the San Marcos Multiple Habitat Conservation Plan (MHCP) that would be compromised by allowing higher density on the property ▪ 1 du/4 acres on this property also provides community separation from the high densities in the City of San Marcos

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
58	<i>Bob Trapp</i> APNs: 235-011-01, 02, 06 238-021-08 to 10	1 du/ 4,8,20 acres	1 du/10 acres	Village Core density (densities >7.3 du/acre)	Retain Working Copy designations	COMPROMISE of <u>1 du/2 acres</u> , <u>1 du/10 acres</u> , and <u>1 du/20 acres</u> <ul style="list-style-type: none"> ▪ Densities include 1 du/2 acres (northwest), 1 du/10 acres (most of property), and 1 du/20 acres (southwest) ▪ Portion of the property that is flat and is nearest to the Village has been assigned 1 du/2 acres (this is higher than the existing General Plan) ▪ The surrounding area has some 25-50% slope and is biologically sensitive (natural upland habitat) ▪ Higher density is not desirable in this area due to limited access ▪ Additional roadways to accommodate density south of Escondido Creek are opposed by the community (SC 1375) and would have to cross the Creek, creating a potential conflict with existing regulations ▪ Some changes have been made in the overall revision of Harmony Grove to create a more fluid potential development pattern

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
59	<p><i>Ray Gray</i></p> <p>Located south of Country Club Rd, Escondido Creek, and the Harmony Grove Village.</p> <ul style="list-style-type: none"> 160 acres total Semi-Rural category <p>APNs: 238-021-08 to 10 235-011-06, 02, 01</p>	1 du/4 acres	1 du/10 acres	1 du/acre	Retain Working Copy designations	<p>COMPROMISE of <u>1 du/2 acres</u>, <u>1 du/10 acres</u>, and <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> Densities include 1 du/2 acres (northwest), 1 du/10 acres (most of property), and 1 du/20 acres (southwest) Portion of the property that is flat and is nearest to the Village has been assigned 1 du/2 acres (this is higher than the existing General Plan) The surrounding area has some 25-50% slope and is biologically sensitive (natural upland habitat) Higher density is not desirable in this area due to limited access Additional roadways to accommodate density south of Escondido Creek are opposed by the community (SC 1375) and would have to cross the Creek, creating a potential conflict with existing regulations Some changes have been made in the overall revision of Harmony Grove to create a more fluid potential development pattern
60	<p><i>Tony Baihaghy</i></p> <p>Area located off of Country Club, north of the Harmony Grove Village, within the Eden Valley community.</p> <ul style="list-style-type: none"> Semi-Rural category 	1 du/2 acres	1 du/10 acres	Reconsider based upon surrounding lots	Retain Working Copy designations	<p>COMPROMISE of <u>1 du/2 acres</u> and <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> Close to the Industrial area that is within the City of Escondido Densities include both 1 du/2 acres and 1 du/4 acres to fit into surrounding development pattern and to create a more fluid lower density transition away from the Village and into the Eden Valley and incorporated areas

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
61	<p><i>Eric Anderson (representing Hadley Johnson & Jennifer Hom)</i></p> <p>Located just north of Elfin Forest Rd.</p>	1 du/2,4 acres	1 du/4 acres	Retain existing General Plan densities	Retain Working Copy designations	<p>DISAGREE - Retain <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> Property is not significantly sloped Property is currently in agricultural use and is partially disturbed, though it does still serve as a viable part of the surrounding wildlife core/corridor area Adjacent parcels are 1 du/4 acres and 1 du/20 acres, with relatively smaller parcels such as this one at 1 du/4 acres to reflect existing parcelization and allow for some smaller-scale development while still maintaining biological viability and community character Proposed change in density would not affect ability of property owner to subdivide his personal property
62	<p><i>Harlan Lowe</i></p> <p>Located in the Elfin Forest community.</p> <ul style="list-style-type: none"> Rural Lands category <p>APNs: 222-130-06, 13 222-122-06, 08 to 10</p>	1 du/4,8,20 acres	1 du/20 acres and 1 du/40 acres	2 acre minimum lots	Retain Working Copy designations	<p>DISAGREE - Retain <u>1 du/ 20 acres</u></p> <ul style="list-style-type: none"> Located in the Elfin Forest community within the San Dieguito CPA Adjacent to the City of San Marcos and to the higher density San Elijo Hills area Properties form an area of large, contiguous, undeveloped lands critical to the corridor and to the maintenance of local character Much of these properties are extremely steep, containing 25-50% slope with some 50-75% slope Lower density also provides community separation from the high densities in the City of San Marcos

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
63	<p><i>Troy Burns (representing Ken Norton)</i></p> <p>Located in the northern part of Elfin Forest near Questhaven Rd.</p> <ul style="list-style-type: none"> 11.95 acres total Rural Lands category <p>APNs: 223-100-28 223-100-29</p>	1 du/2 acres	1 du/20 acres	Retain existing General Plan densities	Study area: (1) transition of density (2) retain existing General Plan density	<p>DISAGREE - Retain <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> A significant portion of the properties (roughly 20% is covered by 50-75% slope) The properties are 2.94 acres and 9.1 acres, requiring either a 1 du/acre or 1 du/4 acres designations, respectively, in order to allow a single subdivision The parcels are located between large, undivided parcels within an extremely biologically sensitive area containing rare habitat and providing linkages to land in the San Marcos Multiple Habitat Conservation Plan (MHCP)
64	<p><i>Byron White</i></p> <p>Rancho Cielo, located north of the Rancho Cielo Specific Plan and south of Elfin Forest Road.</p> <ul style="list-style-type: none"> 138 acres Rural Lands category <p>APNs: 264-120 02 264-053-10 264-051- 05</p>	1 du/2 acres and 1 du/4 acres	1 du/20 acres	Retain existing General Plan densities	Retain Working Copy designations	<p>DISAGREE - Retain <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> Properties are large, undivided parcels with a very high level of biological sensitivity Within an extremely biologically sensitive area containing rare habitat and providing linkages to land in the San Marcos Multiple Habitat Conservation Plan (MHCP) Property has extremely steep slopes (mostly 25-50%, also a fair amount of 50%+) A map is in process but has not been approved

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
65	<p><i>Steve Anderson</i></p> <p>Located southwest of the Harmony Grove Village, immediately off of Harmony Grove Rd.</p>	1 du/4 acres	1 du/10 acres	Opposes downzone, Retain existing General Plan densities	Retain Working Copy designations	<p>DISAGREE - Retain <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> ▪ Property is constrained by slope, biological sensitivity, and a large amount is constrained by floodplain ▪ About half of the parcel is affected by 25-50% slope (causing max. yield of 1 du/8 acres under the existing plan); other half is in the flood plain with highly sensitive habitat (riparian) ▪ Property is also not slated for higher density as it is outside of the ½ mile walkable radius of the planned Village of Harmony Grove ▪ Some minor changes have been made in the overall revision of Harmony Grove to create a more fluid potential development pattern

GENERAL PLAN 2020 REFERRAL MATRIX

VALLEY CENTER

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Agree with Property Owner Request						
66	<p><i>Paula Ashley (representing Dale Houston and self)</i></p> <p>Located at the southern end of Calle Oro Verde Rd., north of Keys Creek, and adjacent to proposed Rancho Lilac.</p> <ul style="list-style-type: none"> 16.12 and 5.85 acres Rural Lands category <p>APNs: 128-521-06, 05</p>	1 du/2,4 acres	1 du/20 acres	1 du/2 acres	None	<p>AGREE with <u>1 du/2 acres</u></p> <ul style="list-style-type: none"> Consistent with surrounding pattern of development Subject parcels are currently in agricultural use (avocados, citrus, and other crops); Road access available
67	<p><i>Richard Petter</i></p> <p>Located south of Betworth Rd. and Mirar de Valle, southeast of Turner Lake.</p> <ul style="list-style-type: none"> Approximately 92 acres Rural Lands category <p>APNs: 186-062-08 to 10</p>	1 du/2,4 acres	1 du/20 acres	1 du/4 acres	None	<p>AGREE with <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> Subject parcels currently active agriculture use Road access available

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
68	<p><i>Betty Steinkolk</i></p> <p>Located at the southern end of Calle Oro Verde Rd, north of Keys Creek, and adjacent to proposed Rancho Lilac.</p> <ul style="list-style-type: none"> 21.97 acres total Rural Lands category <p>APN: 128-521-04</p>	1 du/2,4 acres	1 du/20 acres	1 du/2 acres next to Lilac Rd	None	<p>AGREE with <u>1 du/2 acres</u></p> <ul style="list-style-type: none"> Consistent with surrounding pattern of development Subject property is in existing agriculture Road access available
69	<p><i>Jim Chagala</i> (representing Mesa Verde/Mesa Crest Property Owners)</p> <p>Located east of the Lilac area and Lilac Rd. Parcels are accessible by Mesa Verde Dr.</p> <ul style="list-style-type: none"> Approximately 239 acres Rural Lands category <p>APNs: 129-070-07, 09, 11, 14 129-070-15, 17 129-162-07 129-080-12, 13, 15</p>	1 du/10 acres	1 du/20 acres	1 du/2 acres	1 du/2 acres	<p>AGREE with <u>1 du/2 acres</u></p> <ul style="list-style-type: none"> Although existing General Plan designates this area as part of an Agricultural Preserve, only two parcels are subject to Williamson Act contracts Area is adjacent on the west and south to lands designated 1 du/2 acres All of the subject parcels have road access Consistent with planning group recommendations

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
	129-080-16, 48, 49					
70	<p><i>Jim Chagala (representing Dyer)</i></p> <p>Located north of Old Castle Rd., west of Circle R Ln.</p> <ul style="list-style-type: none"> 22 acres Rural Lands category <p>APN: 129-390-70</p>	1 du/4,8,20 acres	1 du/20 acres	1 du/4 acres	1 du/4 acres	<p>AGREE with <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> Consistent with adjacent development patterns Parcel located outside of proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area Road access and infrastructure available Consistent with planning group recommendation
71	<p><i>Jim Chagala (representing Nabers)</i></p> <p>Located along the eastern portion of Valley Center Rd., adjacent to the Pala Pauma plan area.</p> <ul style="list-style-type: none"> Approximately 410 acres Rural Lands category <p>APNs: 188-100-03, 37, 38 189-052-07</p>	1 du/4,8,20 acres	1 du/40 acres	1 du/20 acres	1 du/20 acres	<p>AGREE with <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> Adjacent to existing parcelization of 1 du/2 acres and 1 du/4 acres A majority of surrounding lots are less than 20 acres Property is adjacent to Public/Semi-Public and Tribal Lands on the north, east and south Subject parcels have direct access to Valley Center Rd Approximately 40% of the area does not have steep slopes

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
72	<p><i>Charles Froehlich, Jr.</i></p> <p>Located between Sierra Rojo Rd. and Betsworth Rd.; north of Turner Lake.</p> <ul style="list-style-type: none"> 61.72 acres total Semi-Rural category <p>APNs: 185-112-44, 49 to 52</p>	1 du/2,4 acres	1 du/2 acres	1 du/2 acres	None	<p>AGREE with <u>1 du/2 acres</u></p> <ul style="list-style-type: none"> No change was made – Working Copy reflects request
73	<p><i>Jim Chagala (representing Weston Communities/Herb Schaffer)</i></p> <p>Located in the northern village area, between Miller and Cole Grade Roads</p> <ul style="list-style-type: none"> Approximately 35 acres Village category <p>APN: 188-230-01</p>	1 du/2,4 acres	4.3 du/acre	7.3 du/acre	None	<p>AGREE with <u>4.3 du/acre</u></p> <ul style="list-style-type: none"> Consistent with Village densities and Regional Framework Applicant has withdrawn referral request

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
Compromise with Property Owner Request						
74	<p><i>Jim Chagala</i> (representing John Debs and Michael McFarland)</p> <p>Located west of and adjacent to Orchard Run Specific Plan, north of Mirar de Valle, south of Betsworth Rd.</p> <ul style="list-style-type: none"> 45.15 acres Rural Lands cat. <p>APN: 186-210-55</p>	1 du/2,4 acres	1 du/20 acres	1 du/2 acres	1 du/4 acres with a requirement to cluster	<p>COMPROMISE of <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> Adjacent to existing Country Town boundary (southern Village Node) Infrastructure available Road access available Requested change would create an “island”
75	<p><i>Tantlinger Family Trust</i></p> <p>Located north of and adjacent to Pauma Heights Rd., in the northeastern portion of the plan area.</p> <ul style="list-style-type: none"> 35.04 total acres Semi-Rural category <p>APNs: 133-311-53 to 55</p>	1 du/2,4 acres	1 du/10 acres	Retain existing density	1 du/2 acres	<p>COMPROMISE of <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> Consistent with surrounding densities Necessary infrastructure is available Direct access to a County maintained road (Pauma Heights Rd)

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
76	<p><i>Thure Stedt</i> (representing Brook Forest)</p> <p>Located between Betsworth Rd. and Mirar de Valle Rd., west of Orchard Run Specific Plan.</p> <ul style="list-style-type: none"> Approximately 226 acres Rural Lands category <p>APNs: 185-274-08 186-061-01 to 03, 186-210-02, 18, 70</p>	1 du/2,4 acres	1 du/20 acres	1 du/4acres	Specific Plan designation or 1 du/4 acres	<p>COMPROMISE of <u>1 du/4 acres</u> and <u>1 du/20 acres</u> (100 year floodplain areas)</p> <ul style="list-style-type: none"> Active cases (TM 5177RPL, SP 00-001, PAA 02-004) Maintain riparian and mapped floodplain areas (Moosa Canyon Creek) within the 1 du/20 acres designation Areas outside floodplain to reflect 1 du/4 acres
77	<p><i>Mike Fahr</i></p> <p>Located south of Nelson Way, east of I-15; western portion of planning area.</p> <ul style="list-style-type: none"> Total of 75.99 acres Rural Lands category <p>APNs: 129-300-39, 41, 43, 45</p>	1 du/2 acres	1 du/20 acres	1 du/2 acres	None	<p>COMPROMISE of <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> Consistent with existing parcelization in vicinity

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
78	<p><i>Hadley Johnson</i> (representing AVOWICK LLC and Jennifer Hom)</p> <p>Located south of Circle R Dr. and west of Circle R Lane western portion of planning area.</p> <ul style="list-style-type: none"> Semi-Rural category <p>APNs: 129-390-73, 74</p>	1 du/2,4 acres	1 du/20 acres	1 du/2 acres	None	<p>COMPROMISE of <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> Active case (TPM 20685) Consistent with adjacent development pattern Access and infrastructure available
79	<p><i>Jim Chagala</i> (representing Pardee)</p> <p>Located between Covey Ln. and Nelson Way, east of I-15; western portion of planning area.</p> <ul style="list-style-type: none"> Approximately 79 acres total Rural Lands <p>APN: 129-010-21,57, 61</p>	1 du/2,4 acres	1 du/20 acres	1 du/4 acres	None	<p>COMPROMISE of <u>1 du/10 acres</u></p> <p>Only 2% of parcels contain slopes >25%</p> <ul style="list-style-type: none"> Majority of parcels in vicinity <20 acres in size 75% of parcels in active agricultural use
80	<p><i>Bill Fisher</i></p> <p>Located adjacent to Gueijito Ranch in the Paradise Mt. Area.</p> <ul style="list-style-type: none"> 250 acres Rural Lands <p>APN: 191-180-05,07,08</p>	1 du/4,8,20 acres	1 du/40 acres	1 du/4 acres	1 du/4 acres	<p>COMPROMISE of <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> Slopes of >25% located in northern portion of parcel Potential “edge effects” to adjacent sensitive habitats from residential development 1 du/4 acres not consistent with Rural Lands Adjacent to large undeveloped area Deficient infrastructure and services warrant Rural Lands designation

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
81	<p><i>Louis Wolfsheimer (Rancho Lilac)</i></p> <p>Bisected by Keys Creek and part of Rancho Lilac Specific Plan, west of Lilac Road.</p> <ul style="list-style-type: none"> 96.74 acres Rural Lands category <p>APN: 128-521-08</p>	Specific Plan Area (.25)	1 du/20 acres	1 du/2 acres	1 du/4 acres	<p>COMPROMISE - <u>1 du/2 acres</u> for areas located outside the 100-year floodplain; <u>1 du/20 acres</u> for areas within the floodplain</p> <ul style="list-style-type: none"> Majority of parcel lies within the preapproved mitigation area for Natural Upland Habitat Riparian/Wetland conservation area within pre-mitigation conservation area <p>* This area is subject to further refinement based on additional review and analysis of floodplain and environmental data.</p>
NO CHANGE to Working Copy Map						
82	<p><i>Todd Ruth</i></p> <p>Located north of Betsworth Rd. and El Retiro Rd.</p> <ul style="list-style-type: none"> Approximately 12 acres Semi-Rural category <p>APN: 185-112-08</p>	1 du/2,4 acres	1 du/2 acres	1 du/10 or 20 acres	1 du/10 or 20 acres	<p>DISAGREE - Retain <u>1 du/2 acres</u></p> <ul style="list-style-type: none"> 1 du/20 acres is not an appropriate density for the Semi-Rural category A change of density to 1 du/10 acres or 1 du/20 acres would create isolated "island"

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
83	<p><i>Thure Stedt (representing Virginia Leishman)</i></p> <p>Located in the southeastern portion of the planning area (Paradise Mountain Area).</p> <ul style="list-style-type: none"> 55.95 acres Rural Lands category <p>APNs: 191-111-03, 191-180-09</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 4 acres	None	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> Immediately adjacent to Rancho Guejito (potential edge effects from residential development) Surrounded on three sides by Public/Semi-Public Lands (BLM) Upland habitat area Close to Hellhole Canyon Open Space Preserve Located outside of the County Water Authority boundary
84	<p><i>Thure Stedt (representing Jackson-Burgener Properties)</i></p> <p>Located south of Covey Ln, east of I-15 in the western portion of planning area.</p> <ul style="list-style-type: none"> Approximately 20 acres total Semi-Rural category <p>APNs: 128-290-54 to 57</p>	1 du/2,4 acres	1 du/4 acres	1 du/ 2 acres	None	<p>DISAGREE - Retain <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> Slopes >25% exist on the parcels Adjacent to 1 du/20 acres on southernmost parcel Changing density would create “island”

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
85	<p><i>Michelle Chiaro</i></p> <p>Located in the Hellhole Canyon Preserve area, on the northern portion of Kiavo Rd.</p> <ul style="list-style-type: none"> 19.92 acres Rural Lands category <p>APN: 189-080-32</p>	1 du/ 4,8,20 acres	1 du/20 acres	1 du/ 4 acres or 1 du/ 10 acres	1 du/ 4 acres	<p>DISAGREE - Retain <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> >25% slope located on property Riparian area Natural Upland Habitat, high density development could impact unique and critical biological resources 1 du/4 or 10 acres is not appropriate for the Rural Lands category
86	<p><i>Thure Stedt (representing Stewart Lynch)</i></p> <p>Located between Valley Center Rd and Woods Valley Rd, west of Live Oak Ranch</p> <ul style="list-style-type: none"> 63.44 acres Semi-Rural category <p>APNs: 189-021-06 189-021-10</p>	1 du/2,4 acres	1 du/4 acres	1 du/ 2 acres	1 du/4 acres (specific to properties east of Woods Valley Ranch)	<p>DISAGREE - Retain <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> Existing parcelization in the area ranges from 4 acres to 20 acres in size. Semi-Rural density of 1 du/ 4 acres provides a transition of densities between the 1 du/2 acres in the north of Vesper Road and the higher residential densities in the Village areas. 1 du/4 acres provides a buffer between the higher densities approved for the Woods Valley Ranch and Live Oak Ranch Specific Plan Areas located to the west and east (respectively) of the subject parcels

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
87	<p><i>Thure Stedt</i> (representing Stewart Lynch)</p> <p>Located off of West Lilac and Running Creek Road; east of I-15</p> <ul style="list-style-type: none"> 12.60 acres Rural Lands category <p>APNs: 128-522-30</p>	Specific Plan	1 du/20 acres	1 du/ 2 acres	Support 1 du/ 4 acres	<p>DISAGREE - Retain <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> Request is not consistent with Rural Lands Category Request would create an island within the 1 du/20 land use designation Proximity to Keyes Creek (riparian area) Natural Upland habitat
88	<p><i>Deirdre Casparian and Joseph Tanalski</i> (representing United Landowners of Upper Hellhole Canyon)</p> <p>Located adjacent to and south of the Hellhole Canyon Preserve.</p> <ul style="list-style-type: none"> Approximately 455 acres Rural Lands category <p>APNs: 191-060-11, 12, 14 to 17 191-110-01, 02 189-080-03, 04</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 4 or 10 acres	1 du/ 4 acres	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> >25% slope located on property Close to Riparian area Natural Upland Habitat, high density development could impact unique and critical biological resources 1 du/4 or 10 acres is not appropriate for the Rural Lands category

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
89	<p><i>Ruth Stockslager (Valley Center Oaks Partnership)</i></p> <p>Located at northwest intersection of Valley Center and Lilac Rds.</p> <ul style="list-style-type: none"> Total of 32.28 acres Semi-Rural category <p>APNs: 186-231-15 to 18</p>	1 du/acre and 1 du/2,4 acres	4.3 du/acre and 1 du/2 acres	4.3 du/acre	1 du/2 acres or Public/Semi-Public	<p>DISAGREE - Retain <u>1 du/2 acres</u> and <u>4.3 du/acre</u></p> <ul style="list-style-type: none"> Density appropriate for area adjacent to northern village node Areas designated 1 du/2 acres contain sensitive habitat and drainage areas
90	<p><i>Robert Baynton</i></p> <p>South of Old Castle Rd, east of Castle Creek Golf Course.</p> <ul style="list-style-type: none"> 35.6 acres Rural Lands category <p>APNs: 185-250-19, 32, 33</p>	1 du/4,8,20 acres	1 du/20 acres	1 du/4 acres	None	<p>DISAGREE - Retain <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> Request not consistent with Rural Lands category Parcels located within proposed Multiple Species Conservation Plan Preapproved Mitigation Area (natural upland habitat) Portion of property located within proposed riparian/wetland conservation area Parcels contain some areas with slopes >25%